



Bay Shore, NY

Suffolk County

Bay Shore Commons

a foundation for nearly 100 years



Location: NW Corner of Montauk Hwy. and Saxon Ave.,
521-605 Montauk Highway, Bay Shore, NY

Description: Grocery Anchored Shopping Center

Major Tenants: Stop & Shop, Retro Fitness, Chase, Dunkin',
Baskin Robbins, Four Leaf, Metro PT

GLA: 109,295 sf ±

Parking: 472 spaces

Demographics:

2025	1 Mile	3 Miles	5 Miles
Population	5,591	73,267	209,449
Average HH Income	\$140,811	\$132,142	\$121,970
Total HH	2,003	24,903	67,121
Median Age	47.1	41.1	40.8



MILBROOK PROPERTIES LTD.
CHARLES HIRSCH, PRESIDENT
CHIRSCH@MILBROOKPROPERTIES.COM
T (516) 869-1240
F (516) 869-8576

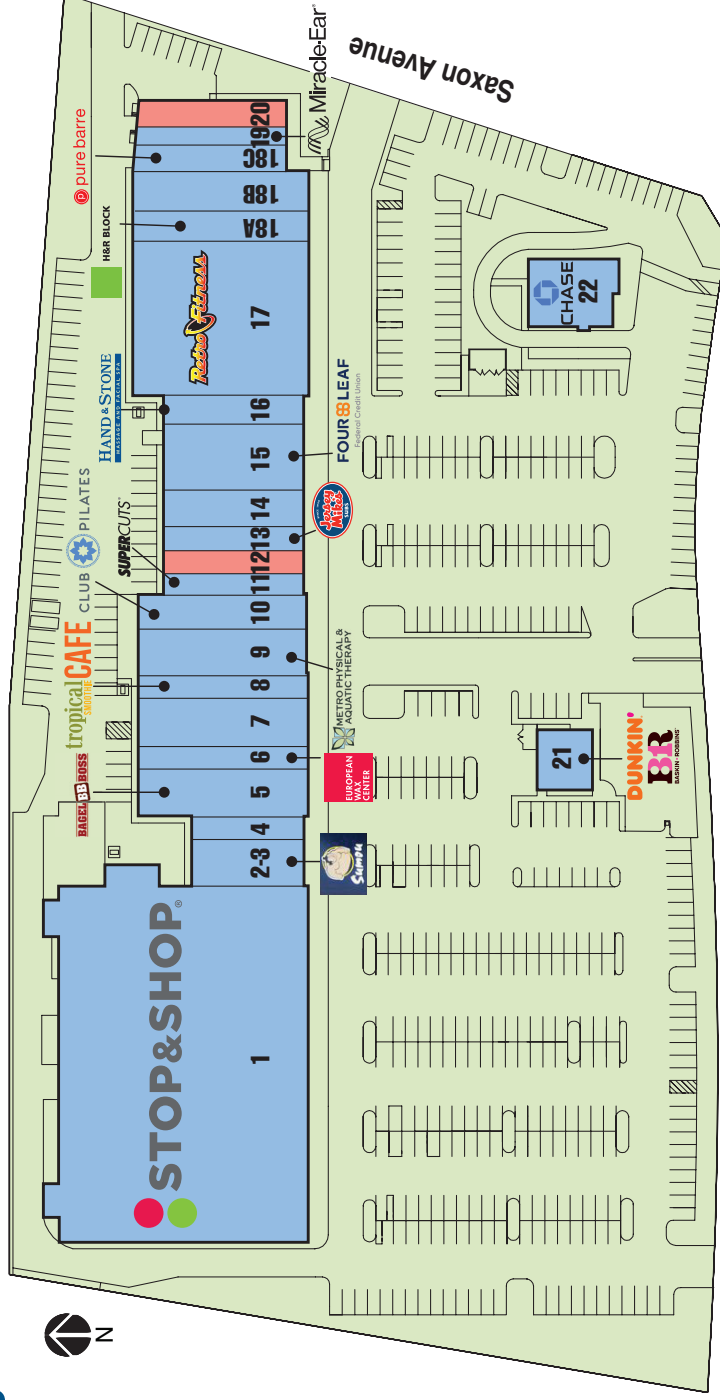
42 BAYVIEW AVENUE, MANHASSET, NY 11030
WWW.MILBROOKPROPERTIES.COM



Bay Shore, NY

Suffolk County

Bay Shore Commons



Montauk Highway

Store Addr.	Tenant	Dimensions	Size	Store Addr.	Tenant	Dimensions	Size
1. 533	Stop & Shop	(254'-0" x 178'-0" irr.)	46,383 sf	13. 585	Jersey Mikes	(17'-0" x 100'-0")	1,700 sf
2-3. 551	Sushi/Japanese Steakhouse	(33'-2" x 80'-0")	2,625 sf	14. 587	Nail Salon	(27'-6" x 100'-0")	2,850 sf
4. 553	Pizza	(17'-4" x 80'-0")	1,440 sf	15. 591	Four Leaf	(47'-6" x 100'-0")	4,600 sf
5. 555	Bagel Boss	(34'-4" x 120'-0")	3,918 sf	16. 595	Hand & Stone	(19'-6" x 100'-0")	2,027 sf
6. 563	European Wax	(15'-4" x 120'-0")	1,825 sf	17. 599	Retro Fitness	(110'-6" x 125'-6")	12,966 sf
7. 567A	Liquor Store	(34'-6" x 120'-0")	4,200 sf	18A. 603A	H&R Block	(18'-3" x 125'-6")	2,308 sf
8. 567B	Tropical Smoothie	(15'-9" x 120'-0")	1,800 sf	18B. 603B	Urgent Care	(31'-9" x 125'-6")	3,970 sf
9. 569	Metro Physical Therapy	(31'-0" x 120'-0")	3,960 sf	18C. 603C	Pure Barre	(18'-4" x 106'-6")	2,004 sf
10. 571	Club Pilates	(25'-0" x 120'-0")	2,832 sf	19. 605	Miracle Ear	(12'-8" x 106'-6")	1,450 sf
11. 581	Supercuts	(14'-6" x 100'-0")	1,500 sf	20. 607	Available	(19'-0" x 105'-0")	1,800 sf
12. 583	Available	(15'-0" x 100'-0")	1,500 sf	21. 529	Dunkin Donuts/Baskin Robbins	(39'-6" x 43'-0")	1,700 sf
				22. 537	Chase	(50'-0" x 60'-0" irr.)	2,900 sf

*all store addresses are located on Main Street (AKA Montauk Highway)

*the above dimensions are for illustrative purposes only.

For information contact:

Charles Hirsch
President

Milbrook Properties Ltd.

42 Bayview Avenue
Manhasset, NY 11030

Email: chirsch@milbrookproperties.com

Tel: (516) 869-1240

Fax: (516) 869-8576